

CURVE	RADIUS	ARC	CHORD	CHORD
BC1	1195.98'	197.09'	N 24°05'59" W	196.87'

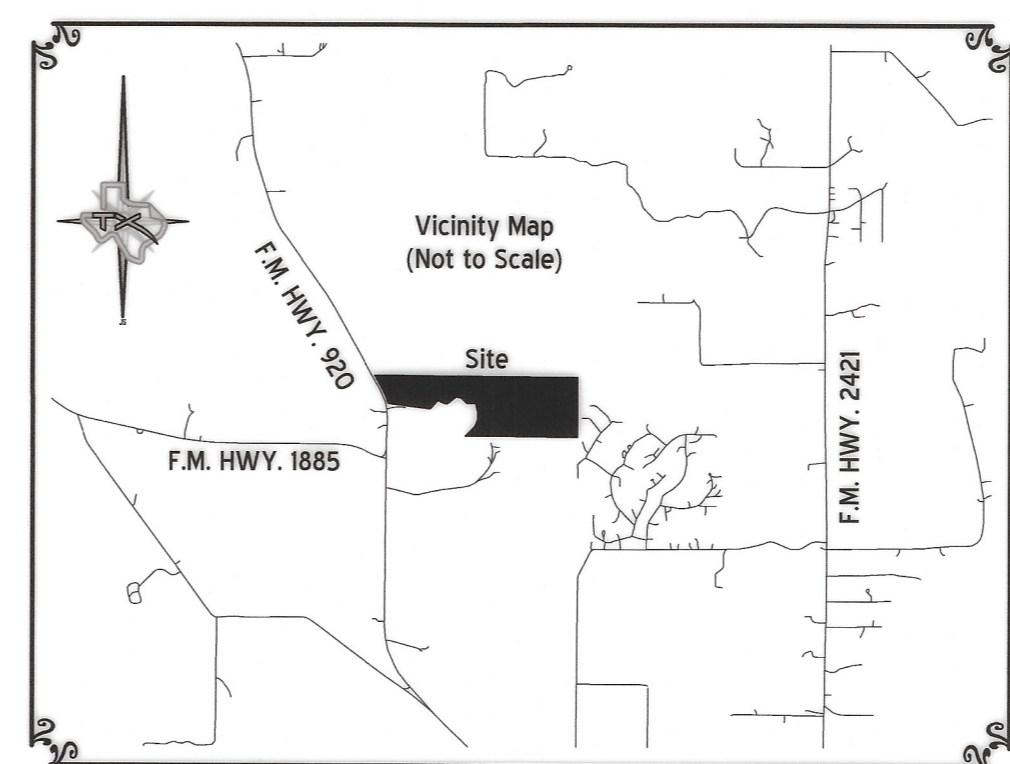
CURVE	RADIUS	ARC	CHORD	CHORD
C1	4325.41'	125.41'	S 84°56'33" W	125.41'
C2	120.00'	124.40'	N 66°11'24" W	118.90'
C3	270.00'	250.03'	N 63°01'15" W	241.19'
C4	4325.41'	319.44'	S 87°53'20" W	319.36'
C5	4325.41'	322.66'	N 87°51'31" W	322.59'
C6	1627.69'	185.79'	N 87°11'08" W	185.68'
C7	4325.41'	136.32'	N 84°49'07" W	136.32'
C8	1627.69'	345.81'	S 83°27'29" W	345.16'
C9	550.00'	283.14'	N 89°22'30" W	280.03'
C10	1627.69'	42.47'	S 76°37'28" W	42.46'
C11	550.00'	219.63'	N 63°11'14" W	218.17'
C12	550.00'	136.28'	N 44°38'56" W	135.93'
C13	550.00'	153.36'	N 29°33'43" W	152.87'
C14	550.00'	153.36'	N 13°35'07" W	152.87'
C15	600.00'	169.53'	S 78°26'17" W	168.97'
C16	600.00'	38.00'	S 88°20'50" W	38.00'
C17	90.00'	38.84'	N 77°28'29" W	38.54'
C18	90.00'	56.26'	N 47°12'10" W	55.35'
C19	90.00'	66.72'	N 08°03'24" W	65.20'
C20	90.00'	62.33'	N 33°01'13" E	61.09'
C21	90.00'	62.33'	N 72°41'54" E	61.09'
C22	4000.00'	237.52'	S 89°09'36" E	237.49'
C23	4000.00'	240.51'	N 87°24'58" E	240.48'
C24	4000.00'	252.45'	N 83°53'08" E	252.41'
C25	4000.00'	279.44'	N 80°04'35" E	279.38'
C26	4000.00'	68.01'	N 77°35'16" E	68.01'
C27	130.00'	108.04'	S 79°05'29" E	104.95'
C28	130.00'	73.79'	S 39°01'20" E	72.80'
C29	130.00'	39.05'	S 14°09'21" E	38.90'
C30	550.00'	115.94'	S 11°38'10" E	115.73'
C31	550.00'	467.08'	S 42°00'15" E	493.17'
C32	550.00'	355.08'	S 84°49'41" E	348.95'
C33	550.00'	7.68'	N 76°16'37" E	7.68'
C34	1627.69'	320.11'	N 81°30'39" E	319.59'
C35	1627.69'	253.95'	S 88°23'07" E	253.69'
C36	4325.41'	20.11'	S 84°02'56" E	20.11'
C37	4325.41'	210.82'	S 85°34'42" E	210.80'
C38	4325.41'	210.42'	S 88°22'06" E	210.40'
C39	4325.41'	221.56'	N 88°46'14" E	221.54'
C40	4325.41'	201.97'	N 85°57'56" E	201.95'
C41	4325.41'	38.95'	N 84°22'11" E	38.95'
C42	1195.98'	197.09'	N 24°05'59" W	196.87'
C43	90.00'	161.82'	S 38°19'43" W	140.89'
C44	90.00'	124.65'	S 52°51'34" W	114.93'
C45	3999.99'	179.56'	N 88°44'42" W	179.54'
C46	3999.99'	354.88'	S 87°25'39" W	354.76'
C47	4000.00'	426.55'	S 81°49'51" W	426.34'
C48	4000.02'	116.95'	S 77°56'18" W	116.95'
C49	130.00'	220.88'	N 54°13'29" W	195.25'
C50	600.00'	207.53'	N 80°15'09" E	206.50'

LINE	BEARING	DISTANCE
L1	N 36°29'31" W	101.12'
L2	N 89°33'00" W	26.66'
L3	N 29°10'15" W	57.22'
L4	S 89°33'00" E	76.69'
L5	S 89°34'15" E	88.53'
L6	S 70°20'36" W	20.67'
L7	S 64°15'38" W	124.46'
L8	S 02°52'56" E	64.80'
L9	S 40°36'02" W	92.70'
L10	N 03°17'53" E	55.93'
L11	N 89°16'02" W	4.69'
L12	N 44°44'57" W	146.73'
L13	S 48°36'03" W	87.40'
L14	S 79°11'28" W	14.36'
L15	S 79°11'28" W	85.55'
L16	S 41°01'41" W	139.32'
L17	S 41°01'41" W	104.68'
L18	N 83°03'31" W	128.77'
L19	N 16°47'38" W	103.58'

LINE	BEARING	DISTANCE
BL1	N 19°57'45" E	136.09'
BL2	N 03°17'53" E	155.64'
BL3	N 12°27'28" W	199.59'
BL4	N 89°16'02" W	192.17'
BL5	N 44°44'57" W	146.73'
BL6	N 73°53'25" W	118.02'
BL7	S 54°51'43" W	113.02'
BL8	S 48°36'03" W	87.40'
BL9	S 79°11'28" W	99.90'
BL10	N 66°54'00" W	163.08'
BL11	S 41°01'41" W	244.00'
BL12	N 56°11'08" W	36.62'
BL13	N 16°47'38" W	103.58'

ACCT NO: 18553  
SCH DIST: PE

20276.002.000.00  
21440.002.004.00  
21440.002.005.00



**Final Plat**  
**Lots 1-37, Block 1, Lots 1-7, Block 2**  
**Twin Creeks Estates**  
 an Addition in Parker County, Texas  
 Being a 94.900 acres tract of land out of the T. & P. R.R. Co. SURVEY, ABSTRACT No. 1440 and the J. COOKE SURVEY, ABSTRACT No. 276, Parker County, Texas.

April 2021



Surveyor:  
 Kyle Rucker, R.P.L.S.  
 104 S. Walnut Street  
 Weatherford, TX, 76086  
 817-594-0400

Owner/Developer:  
 Twin Creeks Estates, LLC  
 1802 Martin Drive  
 Weatherford, TX 76086



State of Texas  
County of Parker

Whereas Twin Creeks Estates, LLC, being the sole owner of a certain 94.900 acres tract of land out of the T. & P. R.R. Co. SURVEY, ABSTRACT No. 1440 and the J. COOKE SURVEY, ABSTRACT No. 276, Parker County, Texas; being all of Tract 1 and a portion of Tract 2 as conveyed to Twin Creeks Estates, LLC in Clerk's File No. 202105899 and all of Clerk's File No. 202112342, Real Property Records, Parker County, Texas; being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a found 1/2" iron rod in the east line of Farm to Market Highway No. 920, and the west line of said V. 2244, P. 246, for the northwest and beginning corner of this tract. WHENCE the northeast corner of said T. & P. R.R. Co. SURVEY is calculated to bear N 70°56'36" E 4673.06 feet.

THENCE S 89°33'00" E 1301.66 feet to a found 1/2" iron rod at the common southerly corner of that certain tract as described in Volume 1281, Page 1234 and that certain tract as described in Volume 2377, Page 15, for a corner of this tract.

THENCE S 89°34'15" E 1650.46 feet along the south line of said V. 2377, P. 15, to a found 3/8" iron rod at the southeast corner of said V. 2377, P. 15 for a corner of this tract.

THENCE S 89°30'35" E 1460.92 feet to a found 1/2" iron rod in the west line of that certain tract as described in CC# 201703585, for the northeast corner of this tract.

THENCE S 00°04'21" E 549.83 feet along the west line of said CC# 201703585 to a found 1/2" iron rod at the northwest corner of that certain tract as described in Volume 2433, Page 184, for a corner of this tract.

THENCE S 00°41'46" W 244.42 feet along the west line of said V. 2433, P. 184 to a found 3/8" iron rod at the common westerly corner of said V. 2433, P. 184 and that certain tract as described in Volume 1478, Page 433, for a corner of this tract.

THENCE S 89°30'30" W 205.47 feet along the west line of said V. 1478, P. 433 to a found 3/8" iron rod at the common westerly corner of said V. 1478, P. 433 and that certain tract as described in Volume 2857, Page 433, for a corner of this tract.

THENCE S 00°11'51" W 294.05 feet along the west line of said V. 2857, P. 433 to a found 1/2" iron rod at the northeast corner of that certain tract as described in CC# 202029473, for the southeast corner of this tract.

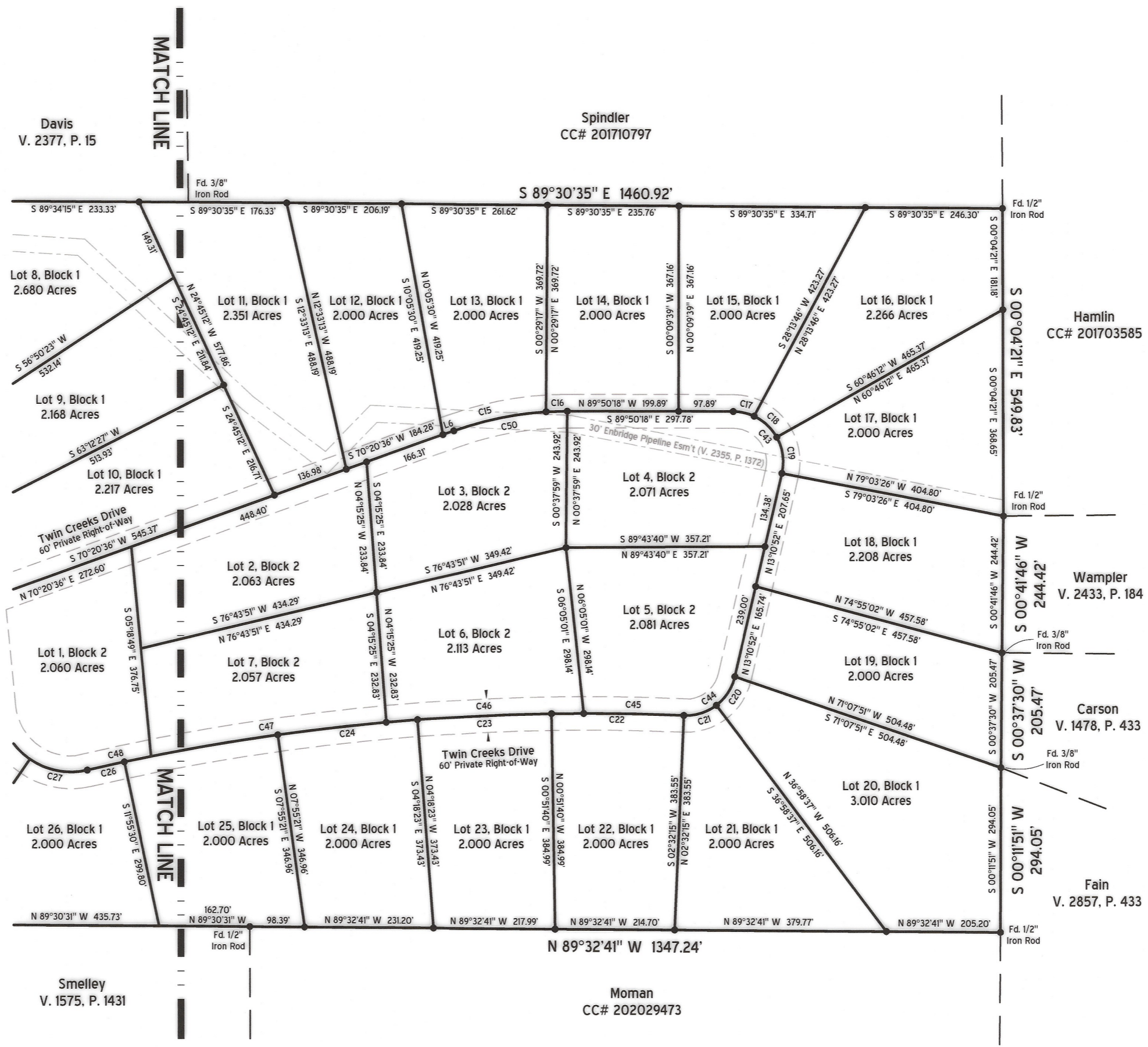
THENCE N 89°32'41" W 1347.24 feet along the north line of said CC# 202029473 to a found 1/2" iron rod at the common northerly corner of said CC# 202029473 and that certain tract as described in Volume 1575, Page 1431, for a corner of this tract.

THENCE N 89°30'31" W 1099.23 feet along the north line of said V. 1575, P. 1431 to a 4" steel fence post, for the southerly southwest corner of this tract.

THENCE along the south line of said CC# 202105899 as follows:  
N 44°20'08" E 309.94 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.  
N 19°57'45" E 136.09 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.  
N 03°17'53" E 155.64 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.  
N 12°27'28" W 199.59 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.  
N 89°16'02" W 192.17 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.  
N 44°44'57" W 146.73 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.  
N 73°53'25" W 118.02 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.  
S 54°51'43" W 113.02 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.  
S 48°36'03" W 87.40 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.  
S 79°11'28" W 99.90 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.  
N 66°54'00" W 163.08 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.  
S 41°01'41" W 244.00 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.  
N 83°03'31" W 900.38 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.  
N 56°11'08" W 36.62 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" in the east line of Farm to Market Highway No. 920, for the westerly southwest corner of this tract.

THENCE N 16°47'38" W 103.58 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" in the said east line of Farm to Market Highway No. 920, for the southeast corner of said V. 2244, P. 246, and of this tract.

THENCE along said east line of Farm to Market Highway No. 920 as follows:  
along the arc of a curve to the left, having a radius of 1195.98 feet, an arc length of 197.09 feet, and whose chord bears N 24°05'59" W 196.87 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.  
N 29°10'15" W 369.92 feet to the POINT OF BEGINNING.



- Notes:
- 1) With respect to the documents listed in Title Commitment No. 90038200536 the following easements and/or restrictions were reviewed for this survey:  
Subject to the following Easement(s) and/or Document(s):  
Texas Public Utilities Easement - V. 206, P. 577 (undefined width);  
State Highway Channel Easement - V. 233, P. 527 (0.007 acres shown);  
State Highway Channel Easement - V. 234, P. 527 (0.016 acres shown);  
Toto Gas Easement - V. 320, P. 357 (blanket);  
Texas Utilities Electric Easement - V. 1662, P. 1077 (30' width shown);  
TXU Electric Easement - V. 1862, P. 1217 (10' width shown);  
Onco Electric Easement - V. 2020, P. 467 (15' width shown);  
Enbridge Pipeline Easement - V. 2278, P. 1867 (30' width);  
Enbridge Pipeline Easement - V. 2355, P. 1372 (30' width);  
Gulf Refining (Oneok) Pipeline Easement - V. 524, P. 32 (20' width shown);  
Gulf Refining (Oneok) Pipeline Easement - V. 524, P. 32 (20' width shown);  
Southwestern Gas Pipeline Easement - V. 1111, P. 923 (40' width; location unknown);  
R.P.R.C.T.
  - 2) The following Easement(s) and/or Document(s) do(es) not affect this tract:  
V. 240, P. 237; V. 320, P. 422; 201702036; 201804993; R.P.R.C.T.
  - 3) According to easement descriptions, visibly apparent location of utilities in the field, 811 locates & pin flags, plat/maps of record, and the surveyor's professional opinion.
  - 4) Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
  - 5) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).
  - 6) Underground utilities were located during this survey per 811 ticket No. 2080492562. Call 811 and/or Utility Providers before excavation or construction.
  - 7) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
  - 8) Approximate location of survey lines is based upon GLO GIS Map Database.
  - 9) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.
  - 10) This plat represents property which has been planned without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.
  - 11) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
  - 12) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
  - 13) No portion of this tract lies within the extra territorial jurisdiction of any city or town.
  - 14) ONEOK West Texas NGL Pipeline, L.L.C. operates and maintains a 20 foot wide Right-of-Way, as shown on the face of the Plat and referenced by Volume 524, Page 32, shall be for the exclusive use of the pipelines right-of-way holder and shall not be used by any other utility provider without written consent of the easement holder. No lake, pond, building or other structure of permanent nature may be constructed upon or over said easement without written consent of the easement holder.

LINE	BEARING	DISTANCE
L5	S 89°34'15" E	88.53'
L6	S 70°20'36" W	20.67'

CURVE	RADIUS	ARC	CHORD	CHORD
C15	600.00'	169.53'	S 78°26'17" W	168.97'
C16	600.00'	38.00'	S 88°20'50" W	38.00'
C17	90.00'	38.84'	N 77°28'29" W	38.54'
C18	90.00'	56.26'	N 47°12'10" W	55.35'
C19	90.00'	66.72'	N 08°03'24" W	65.20'
C20	90.00'	62.33'	N 33°01'13" E	61.09'
C21	90.00'	62.33'	N 72°41'54" E	61.09'
C22	4000.00'	237.52'	S 89°09'36" E	237.49'
C23	4000.00'	240.51'	N 87°24'58" E	240.48'
C24	4000.00'	252.45'	N 83°53'08" E	252.41'
C25	4000.00'	279.44'	N 80°04'35" E	279.38'
C26	4000.00'	68.01'	N 77°35'16" E	68.01'
C27	130.00'	108.04'	S 79°05'29" E	104.95'
C43	90.00'	161.82'	S 38°19'43" E	140.89'
C44	90.00'	124.65'	S 52°51'34" W	114.93'
C45	3999.99'	179.56'	N 88°44'42" W	179.54'
C46	3999.99'	354.88'	S 87°25'39" W	354.76'
C47	4000.00'	426.55'	S 81°49'51" W	426.34'
C48	4000.02'	116.95'	S 77°56'18" W	116.95'
C49	130.00'	220.88'	N 54°13'29" W	195.25'
C50	600.00'	207.53'	N 80°15'09" E	206.50'

**Final Plat**  
**Lots 1-37, Block 1, Lots 1-7, Block 2**  
**Twin Creeks Estates**  
an Addition in Parker County, Texas  
Being a 94.900 acres tract of land out of the T. & P. R.R. Co. SURVEY, ABSTRACT No. 1440 and the J. COOKE SURVEY, ABSTRACT No. 276, Parker County, Texas.

April 2021



**Surveyors Certificate**  
Know All Men By These Presents:  
That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.  
Kyle Rucker, Registered Professional Land Surveyor No. 6444  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, Texas 76086  
weatherfordtxsurveying.com - 817-594-0400  
Field Date: November 2020 - JN201050-P



State of Texas  
County of Parker  
Approved by the Commissioner's Court of Parker County, Texas, this 10 day of May, 2021.  
County Judge: Peter [Signature]  
Commissioner Precinct #1: George A. Conley [Signature]  
Commissioner Precinct #2: [Signature]  
Commissioner Precinct #3: [Signature]  
Commissioner Precinct #4: [Signature]

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
Lila Deakle  
202118398  
05/10/2021 03:28 PM  
Fee: \$0.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

**Now, Therefore, Know All Men By These Presents:**  
That \_\_\_\_\_ acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-37, Block 1 and Lots 1-7, Block 2, Twin Creeks Estates, an addition in Parker County, Texas; the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

- 1) The streets within this subdivision are private, Parker County has no responsibility or liability to make any repairs to such streets as long as they are private streets, except repairs made necessary by reason of installation, repair or replacement of county utilities located therein or in the utility easements adjacent thereto.
- 2) Sole responsibility for maintenance and replacement thereof shall be borne by the owners of the lots in this subdivision or any Homeowner's Association hereafter established for the owners of lots in this subdivision (the "Association"), so long as said streets are private. Such maintenance and replacement shall be in conformance with the requirements, standards and specifications of Parker County, as presently in effect or as same may be hereafter amended.
- 3) The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all Parker County employees and contractors acting on behalf of Parker County and all governmental service vehicles, including but not limited to, law enforcement, fire ambulance, sanitation, inspection and health vehicles. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same, unless the easement limits the use to particular utilities, said use by public utilities being subordinate to Parker County's use thereof. Parker County and public utilities shall, at all times, have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity of procuring permission from anyone.
- 4) No permanent buildings, structures or improvements shall be constructed over any easements, except for landscape or improvements approved by the Association, in accordance with Parker County ordinances. Parker County reserves the right to remove any landscape or improvements which may in any way endanger or interfere with construction, maintenance or efficiency of their respective systems in said easements. Parker County is not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas. Witness my hand, this the 10 day of May, 2021.

By: [Signature]  
Twin Creeks Estates, LLC  
Logan Cross

State of Texas  
County of Parker  
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Logan Cross, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.  
given under my hand and seal of office on this the 3rd day of May, 2021.

[Signature]  
Notary Public in and for the State of Texas  
JAMES AARON STEVENS  
Notary Public, State of Texas  
Comm. Expires 01-04-2025  
Notary ID 132848356

Surveyor:  
Kyle Rucker, R.P.L.S.  
104 S. Walnut Street  
Weatherford, TX, 76086  
817-594-0400  
Owner/Developer:  
Twin Creeks Estates, LLC  
1802 Martin Drive  
Weatherford, TX 76086

0 200 400 600

Plat Cabinet **E** Slide **748**